



## **Report of the Arlington Redevelopment Board to the 2015 Annual Town Meeting April 27, 2015**

The Arlington Redevelopment Board (the "Board"), acting as the Town's planning board, is required to issue a report with recommendations to the Town Meeting on each warrant article that proposes to amend the "Town of Arlington Zoning Bylaw." The Board must first hold an advertised public hearing on each such warrant article. The advertisements appeared in the "Arlington Advocate" as required on February 12 and 19, 2015. The public hearing was held on Monday, March 2, 2015. At the hearing, the Board voted on the recommended bylaw language shown below. For each of the warrant articles, the Board's vote was unanimous.

Appearing below are the two articles that propose amendments to the Zoning Bylaw. The intent of each article is briefly explained, followed by the Board's vote on each article, which constitutes its recommendation. Town Meeting members should take particular note of the fact that the recommendations of the Board, and not the original warrant articles, are the actual motions that will be considered by the Town Meeting.

Warrant article language may be quite general or very specific. The vote, however, must be specific in order to precisely set forth how the Zoning Bylaw will be modified. Even when the language in the warrant is specific, the vote or recommendation shown in this report may differ from the warrant language. This occurs when errors are discovered, or testimony at the public hearing convinces the Board that a change from the original warrant article should be recommended. In such cases, the recommended change cannot exceed the scope of the original warrant article. When there is a question about the scope of the change, the Town Moderator will determine whether the change exceeds the scope of the original warrant article. Changes to the Zoning Bylaw text are shown beneath the recommended votes. Additions to the original Bylaw text appear as underlined text, while any deletions to the original Bylaw text appear as ~~strike-through~~ text.

### **ARTICLE 6**

### **ZONING BYLAW AMENDMENT/DOCUMENTED ZONING REVIEWS**

To see if the Town will vote to amend the Zoning Bylaws to require that all applications for building permits, special permits, and variances undergo review for compliance with the Zoning

Bylaw by the Inspector of Buildings, that the results of such reviews be documented and kept on file by the Inspector of Buildings, and that the documented reviews be provided to the Arlington Redevelopment Board and the Zoning Board of Appeals before they take action on any applications requiring their comment or approval; or take any action related thereto.

(Inserted at the request of Christopher Loreti and ten registered voters)

**Proposed Vote:**

No action.

**ARTICLE 7                      ZONING BYLAW AMENDMENT AND BYLAW AMENDMENT/  
REGULATION OF POSTED EVENT NOTICES**

To see if the Town will vote to amend the Zoning Bylaw and the Town Bylaws to allow for and regulate the posting of appropriate signage for the noticing of certain types of events on either private or public property, including but not limited to Town events, non-profit events, personal yard sales, and lost pets; or take any action related thereto.

(Inserted at the request of Christian Klein and ten registered voters)

Under the current Zoning Bylaw, flyers and posters are considered to be within the definition of signs, similar to billboards and commercial signs. Event flyers, lost pet notices, and yard sale signs are currently prohibited. This warrant article would make such flyers and posters allowed under the Zoning Bylaw by defining them as “Notices”, distinct from commercial signs, and providing that they comply with a proposed new Town Bylaw to be considered separately by 2015 Annual Town Meeting. “Notices” would then be allowed by the Zoning Bylaw and regulated by the Town Bylaws and Selectmen’s regulations.

**Proposed Vote:**

VOTED:        That the Zoning Bylaw be and hereby is amended by:

- (a) adding the definition of “Notices” to Article 2 of the Arlington Zoning Bylaw, (Definitions) immediately after “Membership Club”, as follows:

“Notice: Temporary sign erected by a person or non-profit organization for the purpose of advertising an individual yard sale, public event, or lost pet”;

- (b) amending Section 7.03 – General Regulations by adding immediately after item p. a new item, as follows:

“q. Notices in compliance with Title V, Article 1 of the Town Bylaws are allowed in any district.”;

**PROPOSED TEXT:**

ARTICLE 2  
DEFINITIONS  
Section 2.01 – General

...

Membership Club:

A social, sports, or fraternal association or organization which is used exclusively by members and their guests.

Notice:

Temporary sign erected by a person or non-profit organization for the purpose of advertising an individual yard sale, public event, or lost pet.

Office:

A place in which functions such as directing, consulting, record keeping, clerical work, and sales (without the presence of merchandise) of a firm are carried on; also, a place in which a professional person conducts his professional business

...

Section 7.03 - General Regulations

The provisions of Section 7.03 shall be the general controlling section for all signs. Specific regulations by zoning district are set forth in Sections 7.071 to 7.076.

a. Any traffic, directional, informational, educational or identification sign owned and installed by a governmental agency shall be permitted, including, notwithstanding any other provision of these Bylaws, promotional, informational and/or directional signage placed by the Town relative to historic sites. Acknowledgement of any commercial sponsorship on such a sign shall not exceed 3% of the sign area.

...

p. The lettering on any sign indicating that a business is open or closed may not exceed six inches in height.

q. Notices in compliance with Title V, Article 1 of the Town Bylaws are allowed in any district.

Section 7.04 - Prohibited Signs